



Cala Cuin, Raeric Road, Tobermory, PA75 6PU
bellingham.co.uk

 **Bell
Ingram**

Introduction

Situated in an elevated position and enjoying far-reaching coastal views over the Sound of Mull, Cala Cuin offers buyers an opportunity to acquire a beautifully presented four-bedroom property, sitting within a sizable plot area extending to approximately 0.3 acres.

The Isle of Mull is the second largest island within the Inner Hebrides. The island is accessed via a regular car ferry service from Oban to Craignure. Services from Lochaline and Kilchoan on the Morvern and Ardnamurchan peninsulas respectively are also available. There is a small airstrip at Glenforsa suitable for private aircraft and a main line train service operating several times daily between Glasgow and Oban – some connecting directly with the ferries.



The property is entered from the front elevation, with the main door leading from an area of external decking into a vestibule and through, into an internal hallway. To the right, an open plan living area spans the width of the house, comprising lounge, dining and kitchen areas. This glorious family space is flooded by natural daylight, thanks to a feature bay window, positioned to the front of the house, perfectly framing the far-reaching views.

The kitchen layout features a range of cream-coloured wall and floor units, complimented by a wood-effect roll top worktop. The design incorporates an integrated double electric oven and gas hob, with space for an undercounter fridge and freezer. A breakfast bar area offers additional workshop and storage space. A large multi-fuel stove is positioned centrally within the living space, working in conjunction with an oil-fired boiler, a fully integrated system offering total flexibility for both central heating and the provision of hot water. A door to the rear of the kitchen gives access to a utility room, which, in turn, gives access to the rear garden.



A ground floor bedroom is also accessed from the hallway, currently configured for twin bed accommodation. A window offers views out to the side garden. Also located on the ground floor, the family bathroom features a neutral colour scheme, complimenting the white bathroom suite. A mixer shower is positioned over a full-sized bath, with dual aspect windows giving the room a bright and airy feel.

The staircase leads from the living room, giving access to an upper floor lounge, a wonderful place to sit and relax. As with the ground floor, a large bay window floods the room with natural light.

Three further bedrooms are located on the upper floor of the property, two of which have been configured for use as a home office and craft room respectively. A second family bathroom is also located on the upper floor, featuring a marble effect design, with large shower cubicle and white WC and wash basin.

External

The property is approached from the road by a shared driveway, giving access to just two properties. Parking is available to the front and side of the house, with space for several vehicles.

Positioned to the front of the house, an area of low maintenance composite decking spans the full width of the property, a glorious place to sit and entertain family and friends. A stainless steel balustrade retains the superb coastal views. A wood store is positioned adjacent to the house, also offering an element of storage for garden equipment.

The grounds extend to an area of approximately 0.3 acres, comprising mature gardens which lead down to a burn, located on the northern boundary. The sizable land area offers scope for those looking to erect a garage or garden studio, subject to the necessary planning consents.







Location

Cala Cuin is situated in an elevated position above the popular harbour town of Tobermory. The town is a popular tourist destination and provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course and a distillery.

Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities which brings large numbers of visitors throughout the year. The island also hosts a number of music and arts festivals plus the annual Tour of Mull car rally. In the sea surrounding Mull there are various trips provided to local puffin and seal colonies, and also to Iona and the island of Staffa where many tourists visit Fingal's Cave

Directions

From Oban, take the Calmac ferry to the Isle of Mull, arriving in Craignure. Upon leaving the ferry, turn right and follow the road for approximately 21 miles to Tobermory. At the roundabout, stay left, crossing the bridge over the river. Turn immediately right onto Bredalbane Street and follow the road for approximately 700 yards until it meets Erray Road.

Turn left onto Erray Road and continue up the hill, following the road to the right – past Tobermory High School, before taking the second turning on the left onto Raeric Road. After around 100 yards, turn right into the driveway, marked Rairag House. Follow the drive to the right, continuing around to Cala Cuin. Parking is available to the front of the property.



Plans

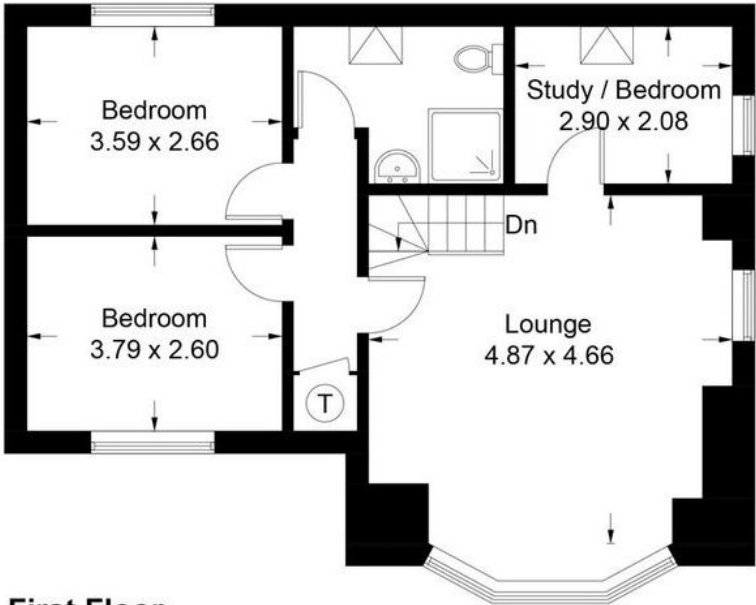
119.7 sqm

Cala Cuin, Raeric Road, Tobermory, Isle of Mull, PA75 6PU

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068202)

Details

Local Authority

Argyll and Bute

Council Tax

Band = E

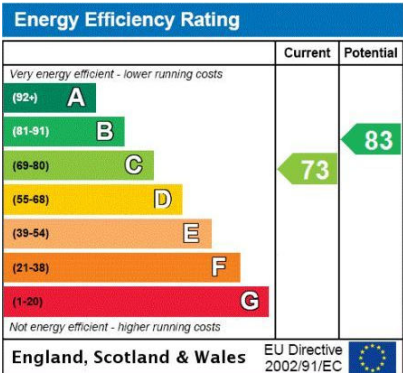
Tenure

Freehold

EPC

EPC Rating = C

Property



Services & Additional Information

Specifications include mains electricity, mains water, mains drainage, integrated oil-fired and solid fuel heating, gas and electric cooking, BT internet and telephone connectivity, 4G reception.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Photographs-April 2024

Cala Cuin, Raeric Road, Tobermory, PA75 6PU



Andrew Fuller

Oban

01631 566 122

oban@bellingram.co.uk



View Digital Brochure



Property Search



View on Website

Viewing strictly by appointment

Published: June 2024

Property Ref: OBN240011

powered by
FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator